DELEGATED REPORT

Recommendation Made: 2 August 2011

Reference:- 11/00540/FUL **Parish:- Hinckley**

Applicant:- Mr Roger Emmonds
21 Middlefield Close
Hinckley
Leicestershire
LE10 0RJ

Location:- 21 Middlefield Close Hinckley Leicestershire LE10 0RJ

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks full planning permission for the erection of a single storey extension to the side and rear of this semi detached bungalow.

The dwelling is constructed from red brick with brown roof tiles.

There is no relevant planning history on this site.

Consultations:-

No comments have been received from: -
Head of Community Services (Land Drainage)
Ward Members

One letter of objection has been received raising the following concerns: -

a) The extent of the proposed rear elevation is too much in relation to the separation distance from the proposed development to the bottom on the garden.

Development Plan Policies:-

Adopted Hinckley and Bosworth Local Plan

The site lies within the settlement boundary of Hinckley as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the proposed extension on the character and appearance of the existing dwelling and on the amenities of the occupiers of neighbouring properties.

The Principle of Development

The site is located within the settlement boundary of Hinckley, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

Impact on Existing Dwelling and Street Scene.

The proposed side extension has a gabled roof but abuts the side of the dwelling and therefore has a lower ridge height. The proposed rear extension has a conventional gabled roof design which lines through with the eaves of the existing bungalow.

Given the extension relative positions at the side and rear of the property and existing attached garage, their scale reflects the character of the existing, and the materials proposed the extensions will not have any adverse impact on the street scene or the character of the existing dwelling and are therefore acceptable in design terms.

Impact on Neighbours - Side Extension.

No. 22 Middlefield Close is located to the north of the application dwelling and is attached by an integral garage. There is an obscure glazed lean to conservatory located to the side elevation of No. 22 however this is separated from the proposed extension by a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 55 and 53 Teign Bank Road are located to the south west of the application dwelling and are detached. A separation distance of at least 65 metres exists here between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension along with the height of the existing boundary treatment, no adverse impact on residential amenity will arise.

Impact on Neighbours - Rear Extension.

The proposed extension projects 3 metres from the furthest point of the existing rear elevation. No. 22 Middlefield Close is located to the north of the application dwelling and is attached by an integral garage. There are rear windows and an obscure glazed lean to conservatory located to the side of No. 22 however the proposed rear extension is inset off the boundary by 2.4 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 20 Middlefield Close is located to the south of the application dwelling and is detached. There are windows located to the rear elevation of this property however the proposed rear extension is inset off the boundary by 1.2 metres along with the height of the existing boundary treatment consisting of a 2 metre high boundary fence, no adverse impact on residential amenity will arise.

No. 55 and 53 Teign Bank Road are located to the south west of the application dwelling and are detached. A separation distance of at least 65 metres exists here between the rear elevation of the neighbouring dwelling and the rear elevation of the proposed extension along with the height of the existing boundary treatment consisting of a 2 metre high fence, no adverse impact on residential amenity will arise.

In response to concerns raised over the extent of the proposed rear elevation to the bottom of the neighbouring properties garden. The proposed rear extension has been built in accordance with the Councils SPG on House Extensions as the proposed extension is inset off the boundary and does not extend more than 3 metres. A separation distance of at least 8 metres exists here between the boundary of the neighbouring property and the rear elevation of the proposed extension.

Conclusion

The proposal would respect the scale and character of the existing dwelling and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with policies BE1 of the Local Plan and the SPG on House Extensions and is therefore recommended for approval subject to conditions.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant

provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :-

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

3 The proposed development hereby permitted shall not be carried out unless in accordance with the application details: - Site Local Plan to a scale of 1:1250 received 05 July 2011; Tree Location Plan to a scale of 1:200 received 12 July 2011; Existing and Proposed Elevations and Floor Plans to a scale of 1:50 or 1:100 received 05 July 2011; Proposed Sections to a scale of 1:50 received 05 July 2011; Existing Rear Elevation to a scale of 1:50 received 12 July 2011.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- Joanne Orton Ext 5666